

CITY OF AUSTIN, TEXAS

ORDINANCE NO. 950309- B

AN ORDINANCE ORDERING A REZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 13-2 OF THE AUSTIN CITY CODE OF 1992 TO ESTABLISH A "PUD" PLANNED UNIT DEVELOPMENT ZONING DISTRICT ON APPROXIMATELY 150 ACRES OF LAND OUT OF THE B. BEACHUM SURVEY NO. 813, ABSTRACT NO. 110; THE BIRD ARNOLD SURVEY NO. 78, ABSTRACT NO. 33; AND THE JAMES TRAMMEL SURVEY NO. 4, ABSTRACT NO. 769, GENERALLY KNOWN AS THE GAINES P.U.D. DEVELOPMENT PROJECT, LOCALLY KNOWN AS THE 4100-4898 SOUTH MOPAC EXPRESSWAY, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS; WAIVING THE REQUIREMENTS OF SECTIONS 2-2-3, 2-2-5, AND 2-2-7 OF THE AUSTIN CITY CODE OF 1992; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. That Chapter 13-2 of the Austin City Code of 1992 is amended to establish and define a "PUD" Planned Unit Development zoning district on the property described in City of Austin Planning and Development Department, File No. C814-94-0001, comprising approximately 150 acres of land out of the the B. Beachum Survey No. 813, Abstract No. 110; the Bird Arnold Survey No. 78, Abstract No. 33; and the James Trammel Survey No. 4, Abstract No. 769, said 150 acres being more fully described by metes and bounds in "Exhibit A" attached and incorporated herein for all purposes, generally known as the Gaines P.U.D. Development, locally known as the 4100-4898 South Mopac Expressway, in the City of Austin, Travis County, Texas.

PART 2. That this ordinance, along with the attached Exhibits "A" and "B", shall constitute the Land Use Plan of the "PUD" Planned Unit Development District created herein. The "PUD" Planned Unit Development created by this ordinance shall conform to the limitations and conditions set forth herein and as set forth in the Gaines P.U.D. Development General Land Use Plan attached as "Exhibit B" to this ordinance, on record at the Office of Planning and Development Department, File No. C814-94-0001. If the text of this ordinance and the Exhibits attached hereto conflict, the more restrictive provision shall control. Except as otherwise specifically provided by this ordinance, all other rules, regulations and ordinances of the City of Austin in effect on the effective date of this ordinance shall apply to this "PUD" Planned Unit Development. Any use not specifically listed or referenced in this "PUD" Planned Unit Development ordinance as permitted is expressly prohibited.

PART 3. Exhibits.

That the Exhibits attached hereto are copies of originals on file with the City of Austin Planning and Development Department File No. C814-94-0001 and are incorporated in this ordinance in their entirety as though set forth fully in the text of this ordinance. The exhibits attached hereto are as follows:

- Exhibit "A" ..... Legal Description of the boundaries of the Land Use Plan
- Exhibit "B" ..... PUD Planned Unit Development Land Use Plan [DATED MARCH 2, 1995]

PART 4. Certain Terms Defined.

CITY means the City of Austin, Texas, a municipal corporation, home-rule city and political subdivision of the State of Texas.

CITY CODE means the Code of the City of Austin of 1992, as amended.

OWNER means the record owner of the subject property described in the City of Austin Planning and Development File No. C814-94-0001, or their successors or assigns as owner(s) of the Land.

PLANNING AND DEVELOPMENT DEPARTMENT means the Planning and Development Department of the City or such other department as may succeed the Planning and Development Department.



150.051 ACRES  
TPL/GAINES RANCH  
TRACT "D"

FN NO. 93-163.RR(PL)  
NOVEMBER 24, 1993  
PAGE 1 of 3  
BPI JOB NO. 566-02.90

DESCRIPTION

OF A 150.051 ACRE TRACT OR PARCEL OF LAND OUT OF THE FOLLOWING SURVEYS: THE B. BEACHUM SURVEY NO. 813, ABSTRACT NO. 110; BIRD ARNOLD SURVEY NO. 78, ABSTRACT NO. 33; AND THE JAMES TRAMMEL SURVEY NO. 4, ABSTRACT NO. 769, SITUATED IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT TRACT OF LAND CALLED 300.1 ACRES IN A DEED TO GAINES RANCH JOINT VENTURE OF RECORD IN VOLUME 11692, PAGE 200 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAID 150.051 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod set on the the west Right-of-Way line of Loop 1 (MOPAC) for the northeast corner hereof, from which a 1/2" iron rod found for the southernmost corner of that tract of land called 60.93 acres (Barton Creek Park) in a deed to The City of Austin of record in Volume 7600, Page 121 of the said Real Property Records, and being the northeast corner of the said 300.1 acre tract, bears N60°29'05"E, a distance of 565.85 feet;

THENCE, along the west line of the said Loop 1, the following five (5) courses and distances:

- 1) S60°29'05"W, a distance of 20.89 feet to a concrete monument found for an angle point;
- 2) S66°55'39"W, a distance of 402.91 feet to a concrete monument found for an angle point;
- 3) S60°21'40"W, a distance of 298.81 feet to a concrete monument found for an angle point;
- 4) S54°47'25"W, a distance of 302.24 feet to a concrete monument found for an angle point;
- 5) S60°28'35"W, a distance of 770.35 feet to a 1/2" iron rod set for an angle point, from which a concrete monument found bears S60°28'35"W, a distance of 129.63 feet;

THENCE, leaving the north line of the said Loop 1, over and across the said Gaines tracts, the following seven (7) courses and distances:

- 1) N35°02'05"W, a distance of 154.69 feet to a 1/2" iron rod set at the beginning of a non-tangent curve to the left;
- 2) 553.49 feet along the arc of said curve to the left, having a radius of 697.75 feet (radius point bears S54°18'01"W), a central angle of 45°26'59", and a chord which bears N58°25'29"W, a distance of 539.09 feet to a 1/2" iron rod set at the beginning of a non-tangent compound curve to the left;
- 3) 442.66 feet along the arc of said curve to the left, having a radius of 480.52 feet (radius point bears S40°42'28"W), a central angle of 52°46'52", and a chord which bears N75°40'58"W, a distance of 427.17 feet to a 1/2" iron rod set at the beginning of a non-tangent compound curve to the left;
- 4) ~~759.76~~ 759.76 feet along the arc of said curve to the left, having a radius of 1081.42 feet (radius point bears S17°38'27"E), a central angle of 40°02'31", and a chord which bears S52°20'18"W, a distance of 740.48 feet to a 1/2" iron rod set;

- 5) N74°14'20"W, a distance of 68.01 feet to a 1/2" iron rod set at the beginning of a non-tangent curve to the left;
- 6) 412.06 feet along the arc of said curve to the left, having a radius of 967.31 feet (radius point bears S38°41'57"W), a central angle of 24°24'25", and a chord which bears N63°30'16"W, a distance of 408.95 feet to a 1/2" iron rod set at the beginning of a non-tangent compound curve to the left;
- 7) 226.18 feet along the arc of said curve to the left, having a radius of 969.39 feet (radius point bears S40°51'13"E), a central angle of 13°22'06", and a chord which bears N55°49'50"W, a distance of 225.67 feet to a 1/2" iron rod set on the west line of the said 300.1 acre tract, being on the east line of Lot 15, Block "D", Travis Country, a subdivision of record in Book 60, Page 58 of the said Real Property Records, for an angle point;

THENCE, along the common line between the said 300.1 acre tract, and the said Travis Country, the following five (5) courses and distances:

- 1) N29°16'13"E, a distance of 40.49 feet to a 1/2" iron rod set for an angle point;
- 2) N29°27'11"E, at 6.57 feet passing a 1/2" iron rod found 0.4 feet east of line, for the southeast corner of Lot 16, Block "D" of said subdivision, and continuing on, in all, a distance of 175.54 feet to a 1/2" iron rod found, for an angle point;
- 3) N29°18'18"E, at 329.48 feet passing a 1/2" iron rod found 0.6 feet east of line, for the southeast corner of Lot 38, Block "D" of said subdivision, and continuing on, in all, a distance of 401.19 feet to a 1/2" iron rod set, for an angle point;
- 4) N29°22'33"E, at 143.28 feet passing a 1/2" iron rod found 0.5 feet east of line, for the southeast corner of Lot 29, Block "F" of said subdivision, being on the north Right-of-Way line of Mesa Village Drive (60' R.O.W.), as shown on the subdivision plat of said subdivision, and continuing on, in all, a distance of 201.71 feet to a 1/2" iron rod found, for an angle point;
- 5) N29°24'58"E, a distance of 607.37 feet to a 1/2" iron rod set, from which a 1/2" iron rod found for the southeast corner of Lot 30, Block "R", Village Park 5 at Travis Country, a subdivision of record in Book 90, Page 1 of the said Real Property Records, bears N29°24'58"E, a distance of 396.07 feet;

THENCE, leaving the east line of the said Travis Country, over and across the said Gaines tracts, the following twelve (12) courses and distances:

- 1) 773.26 feet along the arc of a non-tangent curve to the left, having a radius of 715.22 feet (radius point bears N31°38'18"E), a central angle of 61°56'41", and a chord which bears S89°20'03"E, a distance of 736.14 feet to a 1/2" iron rod set at the beginning of a non-tangent compound curve to the left;

150.051 ACRES  
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FN NO. 93-163.RR(PLE)  
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PAGE 3 of 3  
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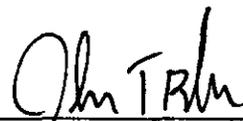
- 2) 1014.83 feet along the arc of said curve to the left, having a radius of 981.02 feet (radius point bears N37°35'48"W), a central angle of 59°16'12", and a chord which bears N22°46'06"E, a distance of 970.18 feet to a 1/2" iron rod set;
- 3) N02°36'07"E, a distance of 405.36 feet to a 1/2" iron rod set;
- 4) N00°48'15"W, a distance of 225.00 feet to a 1/2" iron rod set;
- 5) N71°19'40"E, a distance of 485.00 feet to a 1/2" iron rod set;
- 6) N39°53'28"E, a distance of 100.00 feet to a 1/2" iron rod set;
- 7) N20°54'12"E, a distance of 300.00 feet to a 1/2" iron rod set;
- 8) S81°02'19"E, a distance of 405.00 feet to a 1/2" iron rod set at the beginning of a non-tangent curve to the left;
- 9) 390.22 feet along the arc of said curve to the left, having a radius of 4009.57 feet (radius point bears N81°51'09"E), a central angle of 05°34'34", and a chord which bears S10°56'08"E, a distance of 390.07 feet to a 1/2" iron rod set;
- 10) 505.01 feet along the arc of said curve to the left, having a radius of 1123.81 feet (radius point bears N88°08'10"E), a central angle of 25°44'49", and a chord which bears S14°44'15"E, a distance of 500.77 feet to a 1/2" iron rod set at the beginning of a non-tangent compound curve to the left;
- 11) 1048.24 feet along the arc of said curve to the left, having a radius of 2258.81 feet (radius point bears N83°30'21"E), a central angle of 26°35'21", and a chord which bears S19°47'19"E, a distance of 1038.86 feet to a 1/2" iron rod set at the beginning of a non-tangent reverse curve to the right;
- 12) 948.15 feet along the arc of said curve to the right, having a radius of 2079.81 feet (radius point bears S56°55'00"W), a central angle of 26°07'13", and a chord which bears S20°01'23"E, a distance of 939.96 feet to the POINT OF BEGINNING, containing 150.051 acres of land, more or less, within these metes and bounds.

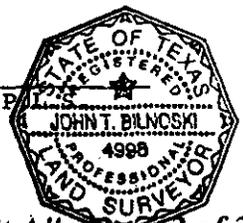
STATE OF TEXAS                   §  
  §       KNOW ALL MEN BY THESE PRESENTS  
COUNTY OF TRAVIS               §

THAT I, JOHN T. BILNOSKI, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE ABOVE DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

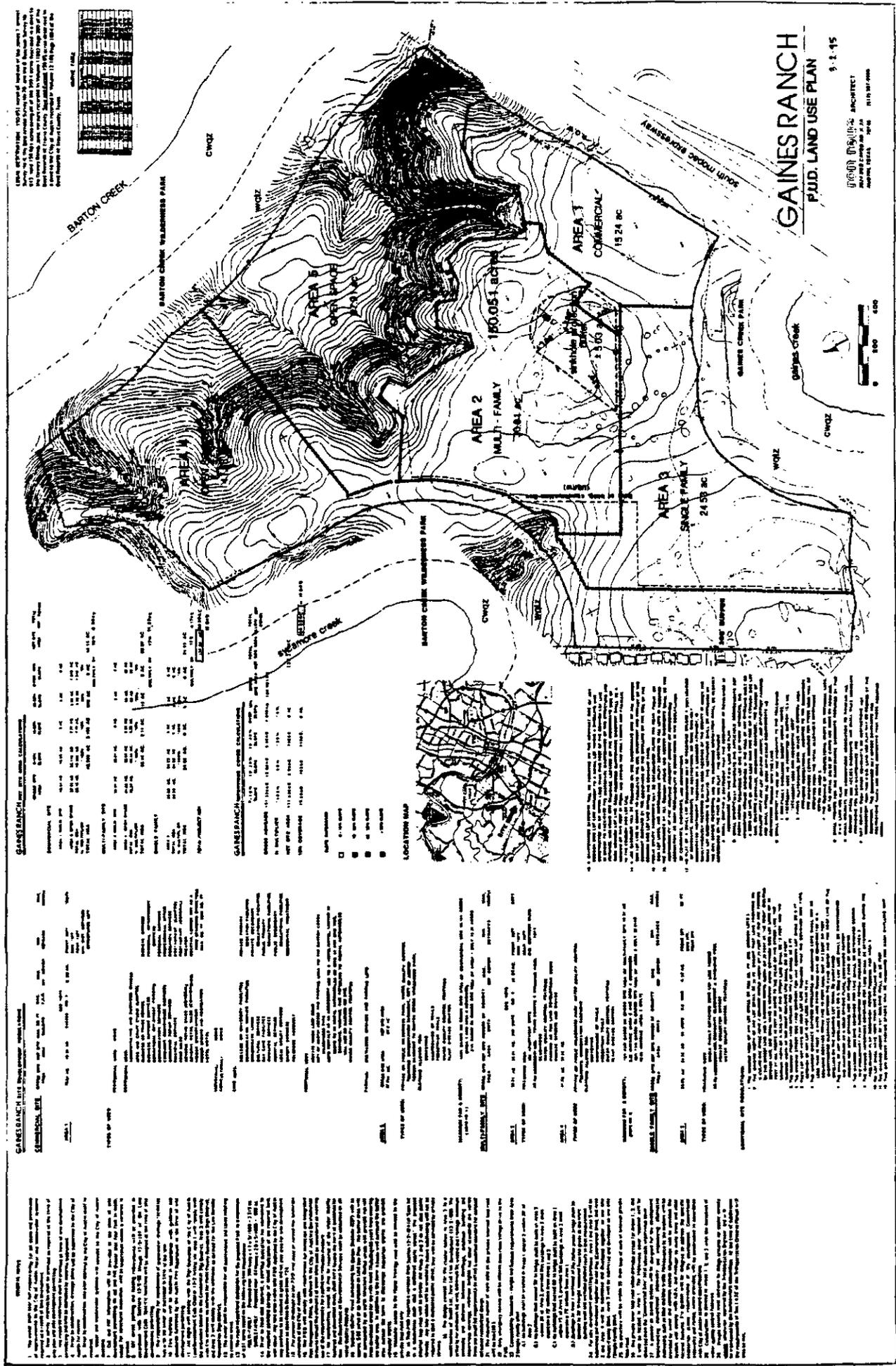
WITNESS MY HAND AND SEAL AT AUSTIN, TRAVIS COUNTY, TEXAS THIS 24TH DAY OF NOVEMBER, 1993. A.D.

BURY & PITTMAN, INC.  
ENGINEERS-SURVEYORS  
3345 BEE CAVE ROAD, SUITE 200  
AUSTIN, TEXAS 78746

  
JOHN T. BILNOSKI, R.P.L.S.  
NO. 4998  
STATE OF TEXAS



# "Exhibit B"



**GAINES RANCH**  
P.U.D. LAND USE PLAN

9-1-75  
 PROJECT ARCHITECT  
 10000 GAINES RD.  
 GAINESVILLE, FL 32608

**GAINES RANCH - AREA 1 - COMMERCIAL**

Lot No.	Area (Ac)	Front Setback (Ft)	Side Setback (Ft)	Depth (Ft)	Min. Lot Area (Ac)	Min. Lot Width (Ft)	Min. Lot Depth (Ft)	Min. Lot Area (Ac)	Min. Lot Width (Ft)	Min. Lot Depth (Ft)
1	1.00	10	10	100	1.00	100	100	1.00	100	100
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100	1.00	10	10	100	1.00	100	100	1.00	100	100

**GAINES RANCH - AREA 2 - MULTI-FAMILY**

Lot No.	Area (Ac)	Front Setback (Ft)	Side Setback (Ft)	Depth (Ft)	Min. Lot Area (Ac)	Min. Lot Width (Ft)	Min. Lot Depth (Ft)	Min. Lot Area (Ac)	Min. Lot Width (Ft)	Min. Lot Depth (Ft)
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